

Dorchester Town Council
Minutes of the Planning and Environment Committee
1 November 2021

Present: The Mayor, Councillor G. Jones and Councillors R Biggs, A. Canning, L. Fry, T. Harries, S. Hosford, J. Hewitt, E.S. Jones, F. Kent- Ledger, D. Leaper, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

39. Declarations of Interest

Councillors L. Fry and E.S. Jones stated that as members of Dorset Council's Area Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

40. Minutes

The minutes of the meeting of the Committee held on 4 October 2021 were confirmed and approved to be signed by the Chairman.

41. Dorchester Traffic and Parking Strategy

The Committee were due to receive a presentation from Matthew Piles, Corporate Director - Economic Growth and Infrastructure and Dorset Councillor, Ray Bryan, Portfolio Holder for Highways, Travel and Environment regarding traffic congestion in Dorchester; the Phase three On Street Parking Review planned for 2022; and the remaining uncompleted element of DTEP relating to the Maumbury Road junction improvements. However the Clerk had received apologies from Matthew Piles and Councillor Ray Bryan. The Committee heard that Matthew Piles and Councillor Ray Bryan had requested that they be invited to another meeting of the Planning and Environment Committee.

Resolved

That the Clerk to the Committee invite Councillor Ray Bryan and Matthew Piles to attend another meeting of the Planning and Environment Committee.

42. Town Centre Masterplan Update

The Committee noted the Town Centre Masterplan Update from the Town Clerk.

43. Climate Action Task and Finish Group Meeting Minutes

The Committee noted and approved the minutes of the Climate Action Task and Finish Group subject to amendments as per appendix 1 of these minutes. The Committee requested that their thanks to the Environmental Development Assistant be recorded.

The Committee agreed that Dorset CAN should be approached and asked if they would like an Outside Bodies representative from the Council who would then report back.

Resolved

That Dorset CAN be approached and asked if they would like an Outside Bodies representative from the Council.

44. **COP 26: CEE Bill Three Outcomes Campaign**

The Committee noted that Dorchester Town Council had been approached by the CEE Bill Alliance to sign the campaign's open letter to the UK Government. The Committee considered the request and agreed to sign the open letter. The Committee requested that a copy of the letter be sent to the local MP.

Resolved

That Dorchester Town Council sign the CEE Bill Alliance's open letter to the UK Government to request that the UK Government adopt the following three scientific imperatives as UK policy:

1. Commit to national development plans that meet the requirements of the 2015 Paris Agreement and stay within a global carbon budget capable of limiting climate heating to 1.5°C (COP26)
2. Commit to halting the destruction and degradation of critical ecosystems and species populations, and to restore and regenerate this vital natural capital—and, in particular, those species-rich ecosystems which function as vital carbon sinks—upon which every economy and social stability depend, so that all nations go 'nature-positive' by 2030 (COP15)
3. Create a scientifically sound Joint Global Action Plan that effectively and simultaneously tackles the coupled climate-nature crisis that is undermining the functional integrity of the biosphere and threatening civilisation itself (emerging from COP26 and COP15).

45. **Stinsford Neighbourhood Plan**

The Committee noted the Stinsford Neighbourhood Plan. A Committee member queried if it would be suitable for Dorchester Town Council to develop a Neighbourhood Plan. It was agreed that Councillors S. Hosford and G. Jones would look at the Blandford Neighbourhood plan and report back to the Committee at the January meeting.

Resolved

That Councillors S. Hosford and G. Jones would look at the Blandford Neighbourhood plan and report back to the Committee at the January meeting.

46. Planning Applications for Comment

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 2).

47. Minute Update Report

1) Minute 79 1 March 2021 Planning and Environment Committee meeting, Planning Issues to Note

The Committee heard that following a request for a pedestrian crossing to be installed at Greys Bridge, surveys had been conducted by the Dorset Council but the volume of pedestrians crossing the bridge did not meet the criteria for a pedestrian crossing to be installed.

48. Planning Issues to Note

1. Planning Application Updates

A Member of the Committee said that they were disappointed that the Dorset Council had ceased notifying consultees about planning application decisions and updates. The Committee requested that the Clerk to the Committee contact the Dorset Council and request that notifications regarding updates to planning applications be sent to consultees.

2. Works to the Weymouth to Bristol Trainline

The Committee noted that Network Rail would be carrying out works to the Dorchester West Line between 17 November and 4 December and that the line would be closed.

3. Dorchester South Train Station

A Committee Member requested further information about the proposed improvements to Dorchester South Station and questioned how the Section 106 money that had been allocated would be used. The Committee agreed that the Clerk to the Committee should write to the Dorset Council to request further information about the proposed plans.

Resolved

- a) That the Clerk to the Committee contact the Dorset Council and request that updates to planning applications be sent to consultees.
- b) That the Clerk to the Committee contact the Dorset Council and request that further information regarding the improvements to Dorchester South Railway Station.

NOTES FROM THE CLIMATE ACTION TASK AND FINISH GROUP MEETING – 30/09/21

In Attendance: Councillors: R. Biggs, F. Hogwood, S. Jones , R. Major, R. Potter.

Officers: A. Stuart, T. Umasankar

1. Election of Chair

It was proposed, seconded and resolved that Robin Potter be elected as Chair of the Group

2. Terms of Reference

The draft Terms of Reference at Appendix 1 were considered and amended (in red).

3. Review of the Draft Climate Emergency Action Plan

The Group reviewed the draft plan that had been considered by the Planning & Environment Committee at its August meeting. In recognising that the Plan was generally sound the Group made the following adjustments and comments

- Move Municipal Buildings solar PV installation into 'do soon' category as a planning application is currently in progress
- Decommissioning the five diesel vans and replacing them with EV alternatives once they reach the end of their usable life be moved into the 'Already Doing' category. The Vehicle and Equipment Replacement Plan already anticipates that at the end of the five vans life they will be replaced with EV alternatives. It was also noted that the tractors will remain in the 'do in future' category as the technology is still limited on this and no plan for its replacement currently exists
- It was noted that some research should done into cycle to work schemes
- Research should be done into carbon budgets, including discussion with Bridport Town Council
- It was noted that the Town Council should discuss with Dorchester Arts, their food procurement policies as they will be based in the Municipal Buildings (The Corn Exchange)
- Discussion take place with the Deputy Town Clerk to add a section in the Grant application form to ask applicants to provide information on the climate impact of their project. The Council's media should also highlight grants for groups that have climate or environmental aims will be made available
- Look into climate training from COP26 coalition group and continue discussions with DAPTC
- It was agreed that working with a social enterprise bike or scooter scheme be moved into the 'do in future category'
- Contact DC officers to discuss how the Town Council can assist schemes to improve cycle and walking networks
- There was discussion of how the town council promotes itself and other organisations climate related projects and initiatives – this includes car sharing

schemes, the repair café, Dorchester schools, DC projects and other Environmental opportunities. The Council should prioritise and regularly repeat promotion of environmental initiatives via social media, newsletter and the Council website.

- It was also noted that links to our social media should be shared on the website and in the newsletter
- Contact Dorchester TAG group regarding how they are becoming established
- Identify a Green Accreditation scheme for businesses and work with the BID to promote it
- Evaluate the current community fridge after 12 months of operation
- The potential for a market stall to run climate themed conversations was discussed
- Developing relationships with schools via councillors who have links with schools is a priority
- Talk to Dorset Climate Action Network in regards to collaboration with communities, local government bodies, businesses and other organisations
- Plastic Free Communities – encouraging schools who have plastic free agendas to collaborate and work together
- Agreement via emails from members of the group after the meeting that DTC should become a member organisation of Dorset CAN

The Group recognised that for the next few months the Council had a key role to play in linking agencies and community groups with the wider community using social media and other communication opportunities, while researching other opportunities to bring forward new projects from the Plan.

The group agreed to meet again in January 2022 to review progress.

Tamara Umasankar
Environmental Development Assistant

CLIMATE EMERGENCY ACTION PLAN - TASK AND FINISH GROUP

TERMS OF REFERENCE

To develop the Council's Climate Emergency Preliminary Response document into a Climate Emergency Action Plan, to be approved by Council.

To set appropriate targets and monitor the Council's emerging Climate Emergency Action Plan against those targets.

To review the emerging Plan against best practice Climate Emergency Action Plans adopted within the sector

To focus on the 'do soon' portion of the Plan. However, there can be some consideration of the 'do later' tasks too. The Group should identify and advise on which of the suggested actions should be acted on by the Town Council. **Once this work is completed a review will take place of the 'Doing now' and 'Unlikely to do'.**

To suggest new actions to be included in the Plan and to prioritise them in relation to the existing Plan commitments.

To identify a **local government specific** document against which the Council might measure its performance on Climate Emergency issues.

Membership

The Chairman of the Planning and Environment Committee plus four Members of the Council.

The meetings shall not be open to the public but the Group may invite participants with specific knowledge to attend meetings for specific projects.

Quorum

Three Councillors

Reports

The Task and Finish Group will report to the next available Planning and Environment Committee.

Meetings

The Task and Finish Group will meet a minimum of three times per year. **The Group aims to complete a full review of the Plan within 1 year, at which point the Planning & Environment Committee will consider the future role of the Group.**

**Dorchester Town Council
Planning & Environment Committee – 1 November 2021
Planning Applications for Comment**

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

E1. [P/HOU/2021/03816 Chimes House 6 South Walks Road Dorchester DT1 1ED](#)

Erect garage with storage space above (demolish existing garage).

Objection

The committee agreed that the new proposal would have significant adverse effects on the amenity of the occupants of neighbouring properties contrary to policy ENV16 of the adopted local plan due to overlooking and loss of privacy, particularly with respect to the proposed glazed windows and their positioning.

The committee agreed that, due to the new proposed positioning of the building and its increased mass and bulk, it would have a deleterious effect on the conservation area and, in particular, the view of the Northern edge of Salisbury Field, which is close to a scheduled monument. The large glass area facing Salisbury Field would be particularly inappropriate and out of keeping with other buildings in this area, thus being in contravention of local plan policy ENV12.

The proposed garage would be an overbearing presence for neighbouring properties and also for the important and popular footpath alongside the proposal which gives access to the important green space and again would have a detrimental effect on the conservation area.

E2. [P/HOU/2021/00474 1 Syward Road Dorchester Dorset DT1 2AJ](#)

Ground floor single storey extension & erection of porch. Conversion of attic with the installation of dormer windows.

No objection.

North Ward (Councillor A. Canning)

N1. [P/FUL/2021/02498 & P/LBC/2021/02499 \(Listed Building Consent\) Dorchester Town Hall High East Street Dorchester Dorset DT1 1HF](#)

Installation of solar panels.

As Dorchester Town Council is the landowner, no comment will be made on this application.

N2. [P/LBC/2021/02638 The Old Warehouse 31 Durngate Street Dorchester DT1 1JP](#)

Carry out internal and external alterations, including the installation of Juliet balcony around existing external loading bay doors.

No objection.

- N3.** [P/LBC/2021/02528 7-10 Mariners Parade 41 High East Street Dorchester DT1 1HN \(Listed Building Consent\)](#)
Re-roofing.
No objection.
- N4.** [P/VOL/2021/0305 28 High West Street Dorchester DT1 1UP \(Variation of Condition – Listed Building Consent\)](#)
Remove modern rear (southern) extension, excavate to form amenity space for basement and regularise openings on southern elevation including all associative works. All details of timber joinery to match the existing Remove concrete infill to entrance steps and provide and build in stone to match existing nosing detail.(With variation to condition 2 (plans) of planning approval WD/D/20/001290 – Revision of placement of basement extract ducting.
No objection.
- N5.** [P/HOU/2021/03431 & P/LBC/2021/03432 \(Listed Building Consent\) 4 West Walks Dorchester DT1 1RE](#)
Alterations including remodelling of the lower ground floor & adjacent external retaining wall and terrace. Reprofile the front grounds.
No objection.
- N6.** [P/VOC/2021/04204 Former HMP Dorchester 7 North Square Dorchester DT1 1HY](#)
Change of use from Prison use (Class C2A) to Leisure and Community use (Class E(d) F(b) and F(c))(removal of condition 4 of planning application WD/D/20/002576 – restriction to length of time of use).
No objection.
- N7.** [P/FUL/2021/02405 & P/LBC/2021/02406 \(Listed Building Consent\) 5 Cornhill Dorchester DT1 1BA](#)
Change of the upper floors of the building from retail to residential and the associated internal and external conversion works to form 3 No. one bedroom flats. Replace existing shop front and repair existing window frames and install double glazed glass.
No objection.
- West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)**
- W1.** [P/HOU/2021/03767 15 Treves Road Dorchester DT1 2HD](#)
Erect single storey rear extension.
No objection.
- W2.** [P/CLP/2021/03241 4 Windsor Road Dorchester DT1 2JA](#)
(Certificate of Lawful Use Proposed) Loft Conversion with provision of modest rear dormer.
No objection.
- W3.** [P/VOC/2021/02998 95 Damers Road Dorchester DT1 2LB](#)
Erection of entrance porch. Demolition of garage and erection of replacement garage/store. (with variation of condition 2 (plans) of planning application WD/D/18/001332) change to garage/Store.
No objection.

- W4. [P/HOU/2021/03645 45 James Road Dorchester DT1 2HB](#)**
Roof modifications.
No objection.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

- S1. [P/HOU/2021/03544 131 Monmouth Road Dorchester DT1 2DF](#)**
Erect garage/workshop with first floor studio, (demolish existing outbuildings).
No objection.
- S2. [P/FUL/2021/02879 23 Weymouth Avenue Dorchester DT1 1QR](#)**
Installation of 1 No. (illuminated) archway sign.
No objection.
- S3. [P/ADV/2021/02500 & P/LBC/2021/02527 \(Listed Building Consent\) Zizzi 5 Brewery Square Dorchester DT1 1HX](#)**
Installation of 3no. (illuminated) fascia signs & 2 no. (illuminated) menus. Carry out associated external alterations.
No objection.
- S4. [P/VOC/2021/03287 60 South Court Avenue Dorchester DT1 2BZ \(Variation of Condition\)](#)**
Erection of two storey front extension and single storey rear extension (with variation to condition 1 of planning approval WD/D/18/001389 (plans) – patio and outdoor cooking area.
- S5. [P/VOC/2021/03919 33 Manor Road Dorchester DT1 2AX](#)**
Erection of single storey garage attached to front elevation and single storey rear extension to form extended living area(without compliance to condition 2 (plans) of planning approval P/HOU/2021/00725 – to remove garage extension and widened rear extension).
No objection.
- S6. [P/ADV/2021/03244 Unit 1 Retail Park Weymouth Avenue Dorchester DT1 2RY](#)**
(*Advertisement Consent*)
1 no. internally illuminated Currys sign, 3 no. non-illuminated retro-frame signs.
- S7. [P/ADV/2021/02579 Dorchester Cricket Club Weymouth Avenue Dorchester DT1 2RY](#)**
(*Advertisement Consent*)
Display of 6no. batten frameworks to wall for advertising.
As Dorchester Town Council is the landowner, no comment will be made on this application.
- S8. [P/HOU/2021/03315 21 Ashley Road Dorchester DT1 2DL](#)**
Erect extension over existing porch.
No objection.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

- P1. [P/RES/2021/03593 Plots 554-592 Sector 3.77 Northern Quadrant Poundbury](#)**
Application for approval of reserved matters for access, appearance, layout & scale in relation to Sector 3.77 of outline approval 1/D/09/001363.

No objection.

P2. [P/VOC/2021/03938 1 Wadebridge Lane Poundbury Dorchester DT1 3AY](#) (Variation of Condition).

Erection of single storey flat roof extension to rear forming sunroom and boot room. Balcony to be formed over boot room(without compliance to condition 3 (privacy screening) of planning approval P/HOU/2021/01229).

Application withdrawn.

P3. [P/HOU/2021/04017 15 Woodlands Crescent Poundbury Dorchester DT1 3RQ](#)

Erect single storey flat roof rear extension.

No objection.